



Burton Road, Streethay
Lichfield, WS13 8LR

Offers in the Region Of £465,000

Streethay

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This immaculately finished four-bedroom detached family home is situated on Burton Road in Streethay, Lichfield, within close distance of popular local amenities, schooling, and transport links including Lichfield Trent Valley Station to London.

Approached via a paved driveway with ample parking space and land to the fore with great potential, the internal accommodation greets you with wonderful first impressions.

The deceptively spacious hallway with guest W.C and integral garage access, leads through double doors into a wonderful bright lounge, with attractive fireplace and open dining area overlooking a conservatory to the rear. There is a fantastic modern fitted kitchen/breakfast room, with modern appliances, breakfast bar space, and ample storage throughout, with further access to the rear garden and side passage.

Upstairs off the landing are four brilliant size bedrooms, the master with a private en-suite shower room, and a main family bathroom with separate bath and walk-in shower.

Outside is a wonderful private garden, with a large, paved patio area and neatly kept lawn, plus generously sized side access.





Property Specification

FOUR BEDROOM DETACHED FAMILY HOME
PRIVATE OUTLOOK SET BACK FROM THE ROAD
SPACIOUS LOUNGE/DINER
SEPARATE CONSERVATORY
MODERN FITTED KITCHEN/BREAKFAST ROOM

Hallway 21' 5" x 4' 8" (6.52m x 1.43m)

Lounge 16' 8" x 11' 1" (5.09m x 3.38m)

Dining Area 10' 6" x 9' 3" (3.19m x 2.82m)

Conservatory 10' 7" x 9' 8" (3.23m x 2.94m)

Kitchen/Breakfast Room 16' 3" x 10' 3" (4.96m x 3.12m max, 1.99 min)

Downstairs W.C. 6' 4" x 3' 1" (1.93m x 0.93m)

Integral Garage 16' 2" x 7' 10" (4.93m x 2.38m)

Bedroom One 14' 0" x 11' 9" (4.26m x 3.58m)

En-Suite 9' 7" x 2' 11" (2.93m x 0.89m)

Bedroom Two 11' 2" x 9' 6" (3.41m x 2.90m)

Bedroom Three 11' 9" x 9' 2" (3.59m x 2.80m)

Bedroom Four 11' 3" x 7' 5" (3.42m x 2.27m)

Bathroom 8' 8" x 8' 2" (2.64m x 2.50m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: E
Tenure: Freehold
Loft part insulated, part boarded.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

